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Data Center Modular Server Room Pricing

Overview

Container Server Room 2026: Latest Prices & Top Modular Data As we look toward 2026, the pricing landscape for container server room solutions is shifting.

Key Takeaways

Modular server rooms in 2026 typically cost between $11 million and $20 million per MW, depending on power density, cooling, and advanced features like AI readiness.Overview of Modular Server Room Costs

Modular data centers, including containerized server rooms, offer rapid deployment, scalability, and cost efficiency compared to traditional brick-and-mortar facilities . Costs vary widely based on power requirements, redundancy tier, cooling method, and geographic location. For standard enterprise deployments, construction costs average around $11.3 million per MW, while AI-optimized or high-density facilities can exceed $20 million per MW due to advanced liquid cooling and higher power density .

Cost Drivers
• Power and Cooling Infrastructure: More than half of the budget typically goes to critical systems like UPS, generators, switchgear, and precision cooling. High-density racks (40+ kW per rack) increase costs due to liquid cooling loops and upgraded heat rejection .

• Building Shell: Modular units reduce the need for extensive construction, but factory-integrated materials and housings can offset savings. Containerized solutions are pre-assembled and can be commissioned in days, reducing on-site labor costs .

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• Equipment Lead Times: Switchgear, generators, and chillers can have lead times from 30 weeks to over 100 weeks, affecting project timelines and costs .

• Location and Climate: Sites with lower land costs, reliable power, and favorable climates reduce CAPEX and OPEX. Free cooling in colder regions can significantly lower energy costs .

• Advanced Features: AI-ready data centers, liquid cooling, and Tier III redundancy increase costs but improve efficiency and performance .

Cost per Square Foot and Rack

• Construction costs per square foot range from $600 to $1,100, with AI-ready facilities often exceeding $1,000 per square foot .

• Rack-level costs vary by density and cooling method. High-density racks (200 kW+) require advanced liquid cooling, increasing per-rack costs compared to air-cooled deployments .

Advantages of Modular Approach

• Faster deployment: Units arrive pre-assembled and can be operational in days rather than months .

• Scalability: Additional modules can be added as IT demand grows, avoiding overbuilding .

• Cost efficiency: Reduces on-site labor and building shell costs while maintaining full power and cooling capacity .

• Flexibility: Suitable for remote locations, edge computing, or enterprise expansions .

Summary

While modular server rooms are not automatically cheaper than traditional builds, they shift costs and risks toward factory-integrated solutions, faster deployment, and scalable infrastructure. For budgeting in 2026, expect $11–20 million per MW, $600–$1,100 per square foot, and higher per-rack costs for high-density or AI-ready setups. Key considerations include power density, cooling strategy, location, and timeline constraints to optimize both CAPEX and OPEX .

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Data Center Development Cost Guide

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